Clear Conditions Statement Report for Grade II Listed Building

4156 - Causeway Lodge, 10 The Causeway, Horsham, W. Sussex, RH12 1HE

Document Title:	**Clear Conditions Statement Report**
Applicant:	Ms Becky Morris
Agent:	Crane's Construction Ltd 7 Pondwood Road Crawley RH10 1RW
Date:	12/06/2025
LPA Reference No:	DC/25/0491 and 0492

Conditions Covered:

LB07 Submission of Details

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflantern, and internal staircase.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing
- design of proposed staircase including balustrades and handrails

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves

verges

- verges and bargeboards
- flat roof perimeters
- parapets

LB16 Flues, Vents, and Plumbing
Regulatory Condition: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Specification, including location drawings and sketches where appropriate, of works to timbers / structural timbers / timber framing including extent of work, methods to be used, and the type of any replacement timber.

d) Samples or specifications of external materials and surface finishes.

1.0 Executive Summary

This report has been prepared on behalf of Ms Becky Morris to address and seek the formal discharge of specific conditions attached to the Listed Building Consent DC/25/0491 and 0492 for the extension, renovation, and conversion of the Grade II listed building at Causeway Lodge, 10 The Causeway, Horsham, W. Sussex, RH12 1HE. The original LBC was granted by the Horsham planning department on 20/06/2025.
This statement outlines the detailed information, justification, and supporting evidence for each condition to demonstrate full compliance with the requirements set by the Local Planning Authority and to safeguard the special architectural and historic interest of the building, as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.0 Introduction and Background

The property, Causeway Lodge, 10 The Causeway, Horsham, W. Sussex, RH12 1HE, is a Grade II listed building, listed for its special architectural or historic interest. A copy of the listing description is provided in Appendix A. The building is Causeway Lodge, is believed to have been built between 1665 and 1672, with works to remodel the front elevation, together with internal alterations, during the 1720s. It is likely that an earlier medieval structure existed on the site pre-17th Century.

Listed Building Consent DC/25/0491 and 0492 was granted for the Erection of a single-storey rear extension and internal modifications DC/25/0491 and 0492.
The consent included several conditions that require the submission and approval of further details by the LPA before certain works or occupations can occur. This report specifically addresses the following conditions:

a) Drawings to a scale not smaller than 1:5, fully describing:

i) new/and/or/replacement windows, external doors, roof lantern, and internal staircase.

ii) Roof details, including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges

3.0 Compliance with Conditions

This section details how each condition is being met. All proposed works, materials, and techniques are designed to be sympathetic to the historic fabric of the building and the surrounding conservation area, in line with guidance, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

3.1 Condition LB07:

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- **Action Required:**
  Drawings to a scale not smaller than 1:5, fully describing materials and construction drawings.

- **Information Submitted:**
  - **Proposed Solution:** We propose to use Heritage Style – Aluminium Korniche Lantern. Oak balustrade handrail with oak tread staircase.

  - **Justification:** The proposed material is a traditional material appropriate for a building of this era and listing, ensuring the character and appearance are preserved.

  - **Supporting Documentation:** See drawing AD18, AD21 and the Photograph of the sample is embedded within AD21.

3.2 Condition LB16: Flues, Vents, and Plumbing

- **Action Required:** Regulatory Condition: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

- **Information Submitted:**

    - **Proposed Solution:** All new plumbing, pipes, soil stacks, vents ductwork are shown in the AD drawings.

    - **Justification:** This design ensures consistency with the architectural detailing of the listed building and uses appropriate materials and techniques.

    - **Supporting Documentation:** Detailed drawings at 1:25/1:50 & 1:5 construction details have been completed. Drawings AD03, AD04, AD05, AD06, AD14, AD16, AD17, AD19, AD20 and AD21.

3.3 Condition LB16 - b): Specification of masonry, brickwork, stonework, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

- **Information Submitted:**

    - **Proposed Solution:** No work will be required on the existing brickwork since the new brickwork is relevant for the new rear extension using new brickwork. The bricks selected are 24847 - Wienerberger Kassandra Multi Facing 65mm, in keeping with the existing brickwork, as clearly indicated in the drawings and photographs.

    - **Justification:** This method adheres to conservation principles, prioritising the retention of existing historic fabric and using reversible or minimal intervention techniques where possible, which is a key consideration for listed buildings.

    - **Supporting Documentation:** Detailed drawings at 1:25/1:50 & 1:5 construction details have been completed. Drawings AD03, AD04, AD05, AD06, AD14, AD16, AD17, AD19, AD20 and AD21.

3.34 Condition LB16 - c): Specification, including location drawings and sketches where appropriate, of works to timbers / structural timbers/timber framing, including extent of work, methods to be used, and the type of any replacement timber.

- **Information Submitted:**

    - **Proposed Solution:** All of the proposed oak timber frame work will be new. New timber will be seasoned oak, spliced into the existing frame using traditional joints. When dealing with existing timberwork, a 'repair-in-situ' approach using traditional carpentry techniques and avoiding the removal of historic fabric wherever possible.

    - **Justification:** The primary justification is that oak timber framing represents a sympathetic, high-quality solution that minimises harm to the historic fabric. It is a breathable, naturally durable material that does not require the use of chemicals, making it compatible with traditional construction methods and avoiding moisture issues associated with modern materials.

Aesthetically, oak's character and natural ageing process complement historic architecture, ensuring the new addition integrates seamlessly with the building's special architectural interest. With appropriate construction techniques, the project guarantees longevity and sustainability, safeguarding the heritage asset for future generations. This approach aligns with planning guidelines for listed buildings by demonstrating that the proposed work enhances the building's significance rather than detracting from it.

- **Supporting Documentation:** Detailed drawings at 1:25/1:50 & 1:5 construction details have been completed. Drawings AD03, AD04, AD05, AD06, AD14, AD16, AD17, AD19, AD20 and AD21.

4.0 Conclusion

We believe the details provided in this statement, supported by the appended documentation, demonstrate full compliance with conditions DC/25/0491 and 0492.

We respectfully request that the Local Planning Authority formally discharge these conditions, allowing the relevant development works to proceed in accordance with the approved plans and documentation.